

Go-Between Home Loan



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it's personal

We've been delivering prosperity and home-ownership to generations of Australians for over 150 years.

Our product offering is simple, reliable, and good value. Our service is exceptional, award-winning, and personal.

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A Go-Between home loan offers you an easy way to purchase a new home before you sell your existing one. Rather than making two sets of loan repayments while you are in the process of selling your existing home, a Go-Between home loan requires no repayments on the new loan during the Go-Between period.

Product overview	
Loan Purpose	A way of purchasing a new home before selling your existing one
Eligibility	Eligibility as per the home loan product chosen (SmartFit, SmartFix and SmartDoc home loan options available)

Key benefits	
Interest rate options	A choice between variable and fixed rate options: <ul style="list-style-type: none">• A SmartFit owner occupied or investment variable rate• A SmartFix owner occupied or investment fixed rate• A SmartDoc owner occupied or investment variable rate• A SmartDoc owner occupied or investment fixed rate
100% offset	All Go-Between home loans include 100% offset accounts
Repayments required	No repayments on the new loan are required in the Go-Between period
One product	The same home loan product applies during and after the bridging period
No rate loading	No rate loading during the bridging period

Product specifics	
Go-Between period	<ul style="list-style-type: none"> • Minimum of 4 weeks between purchase settlement and sale settlement • Up to 6 months of interest capitalisation available
Loan to value ratio (LVR)	<p>Combined loans cannot exceed 85% (or 80% for SmartDoc) of the combined value of the new and existing properties, after taking into account the interest that will be charged on the new loan during the Go-Between period. The maximum LVR for Go-Between loans where Interest Only is sought on the 'End Debt' is subject to the new standard limit of 70%.</p> <p>Assessment is based on the repayment that will be required once the existing home is sold. The repayment amount will be based on the end of:</p> <ul style="list-style-type: none"> • The loan required to purchase the new home; plus • Interest that accumulated on the new loan during the Go-Between period; less • The agreed amount by which the new loan can be reduced upon the sale of the existing property.
Process once existing home is sold	<p>Once the existing home is sold, the funds must first be used to pay out the existing home loan. Then sufficient funds must be paid into the Go-Between loan, so that the loan reduces to the amount specified in the Go-Between loan contract.</p>
Process if existing home does not sell within Go-Between period	<p>If the existing home has not been sold once the Go-Between period ends, repayments will be required on the new home loan in addition to repayments on the existing home loan.</p>
Existing home with another Financial Institution	<p>If your existing home loan is with another financial institution, the loan will need to be refinanced to Adelaide Bank during the settlement of the Go-Between loan.</p>